

Owner-User Flex/Office | FOR SALE

965 S. FAIR OAKS AVE.  
PASADENA, CA 91105



Owner-User Opportunity on South Fair Oaks Ave. in Pasadena, CA



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**EXECUTIVE SUMMARY**

The medical corridor of Pasadena consists of premium properties with quality infrastructure and strong pride of ownership. Home to some of the top medical specialists in the country and blocks from world class retail and dining district of Old Town Pasadena.

Pasadena offers a highly diverse and educated population with strong demographics. South Fair Oaks Avenue is also the gateway to South Pasadena, less than a quarter mile from the Property. Another award-winning city, South Pasadena boasts one of the highest rated school districts in the State.



CONTACT  
FOR MORE  
INFORMATION

**MAURICIO OLAIZ**  
626.841.1864  
[molaiz@lee-associates.com](mailto:molaiz@lee-associates.com)  
License ID 02073450

**ELLIOTT GALLAHAN**  
626.240.2785  
[egallahan@lee-associates.com](mailto:egallahan@lee-associates.com)  
License ID 02038135

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

LEE & ASSOCIATES - PASADENA  
1055 E. Colorado Blvd., Suite 330  
Pasadena, CA 91106  
Corporate ID 02059558



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## INVESTMENT SUMMARY



- Perfect fit for owner-user flex/office with little to no deferred maintenance
- The site provides for a full range of high technology, telecommunications, manufacturing, service, and distribution

### ZONING CONTROLS:

**MAX FAR:** 3.0  
**MAXIMUM DENSITY:** 6 units (87 units/acre)  
**MAXIMUM HEIGHT:** 63 Feet (75 with height averaging)

*\*buyer to verify*

**ASKING PRICE:** \$1,550,000  
**PRICE PER SF:** \$765.81  
**BUILDING SIZE:** ±2,024 SF  
**LOT SIZE:** ±2,935  
**YEAR BUILT:** 1921 / 1992  
**PARKING:** 1.48/1,000 SF  
**APN:** 5719-022-014  
**ZONING:** SFO-MU-G  
(South Fair Oaks Mixed Use General)



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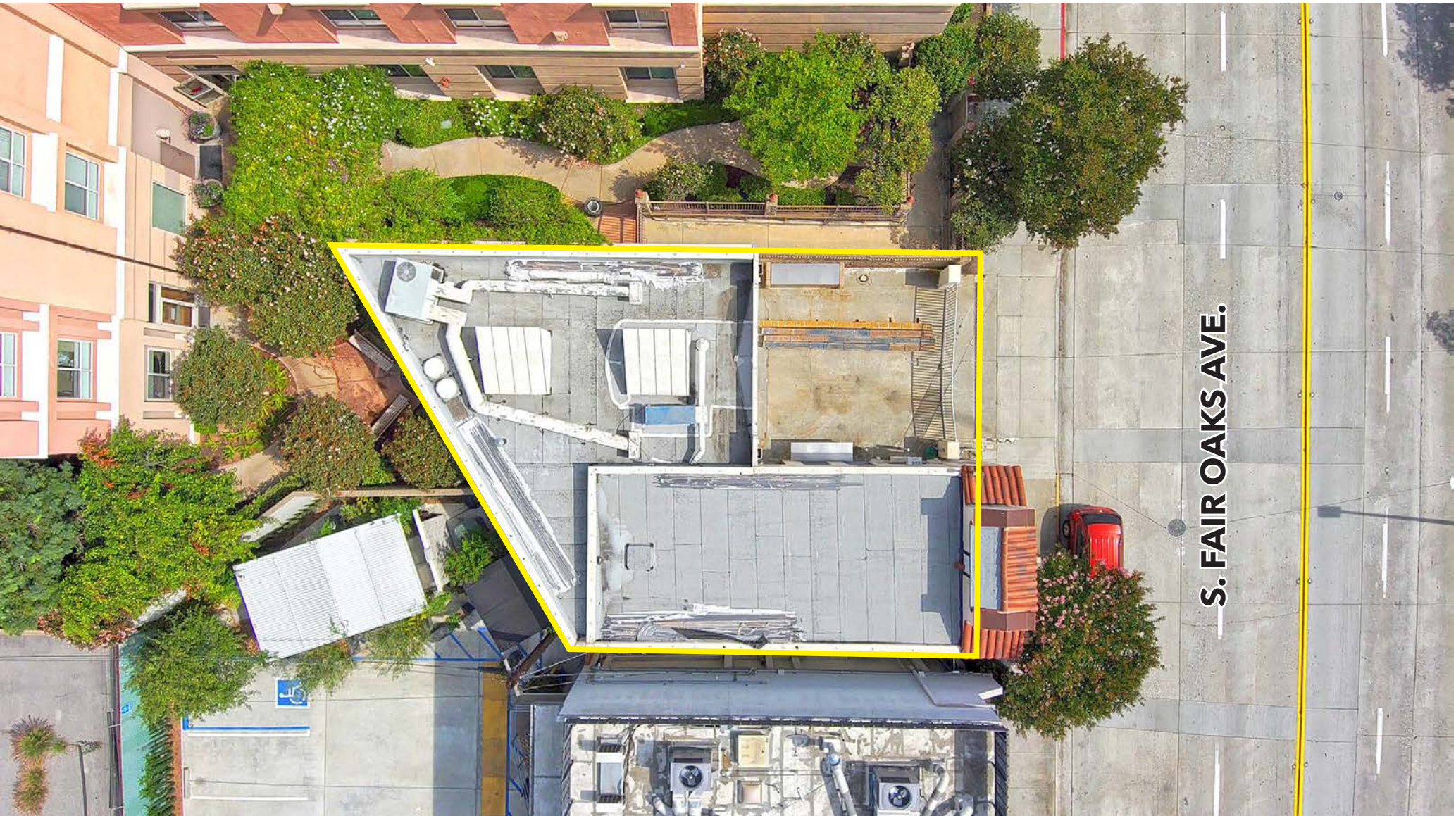
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**AERIAL VIEW**



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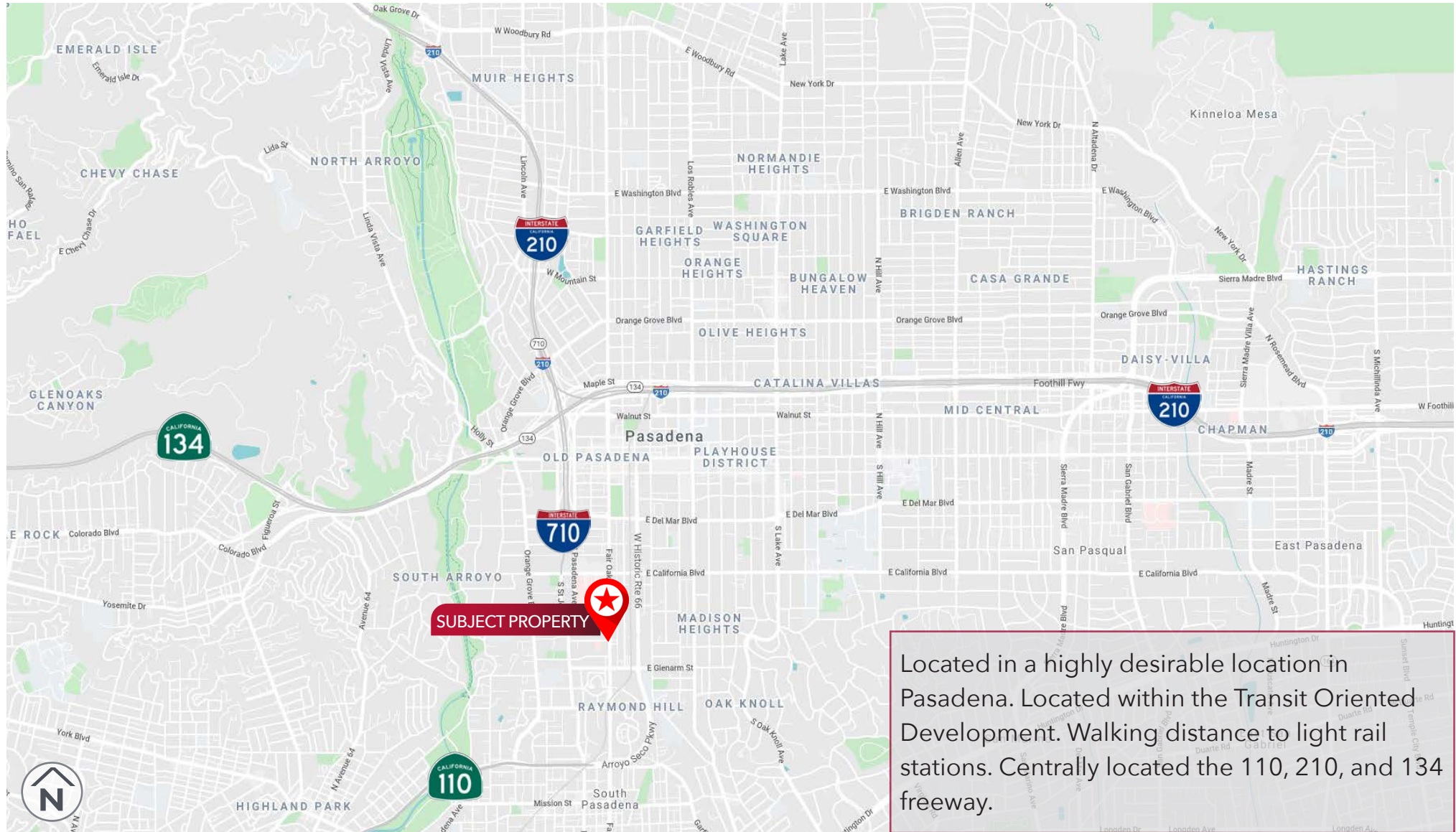
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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### REGIONAL LOCATION



Located in a highly desirable location in Pasadena. Located within the Transit Oriented Development. Walking distance to light rail stations. Centrally located the 110, 210, and 134 freeway.

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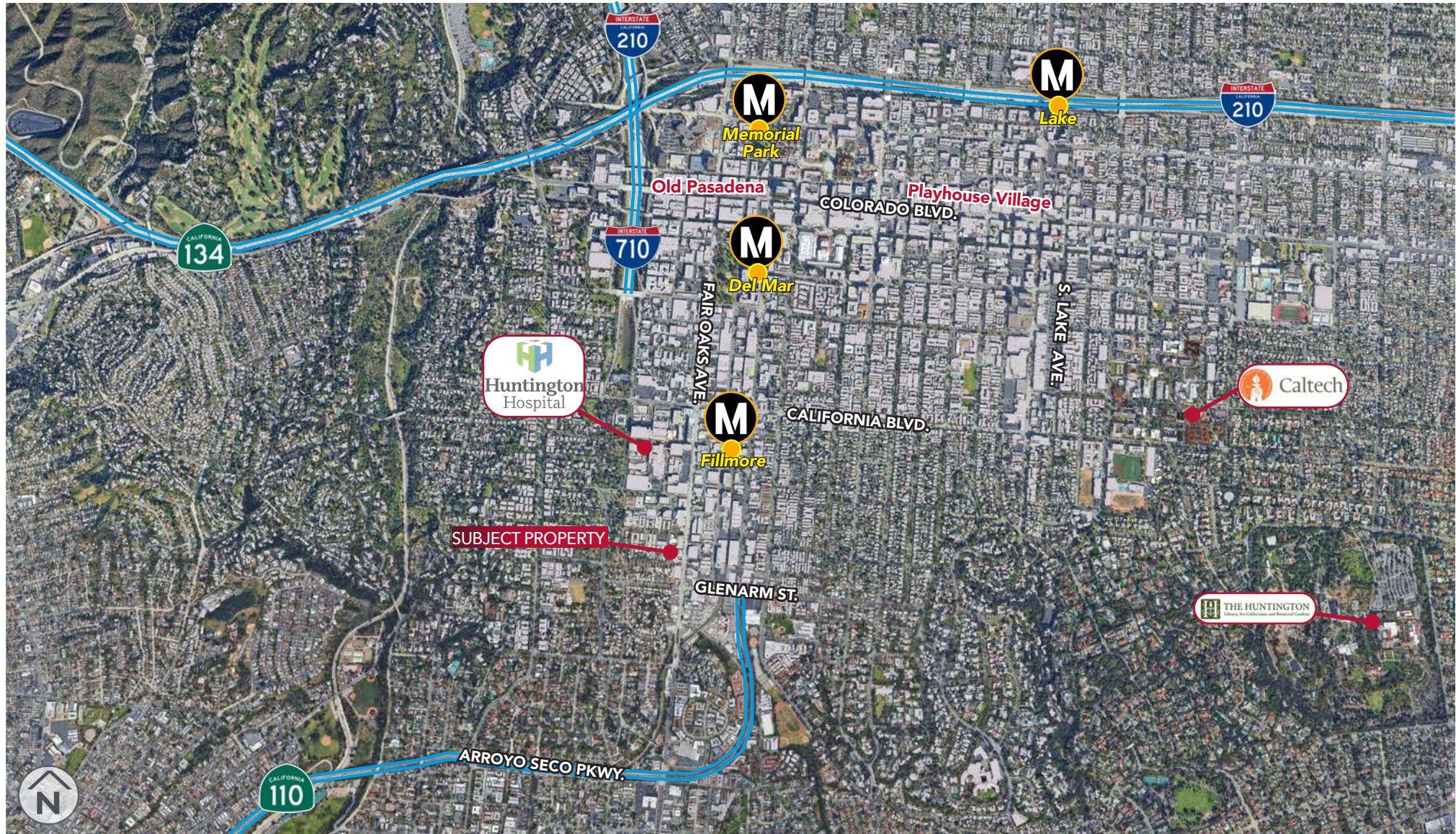
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## AMENITIES MAP



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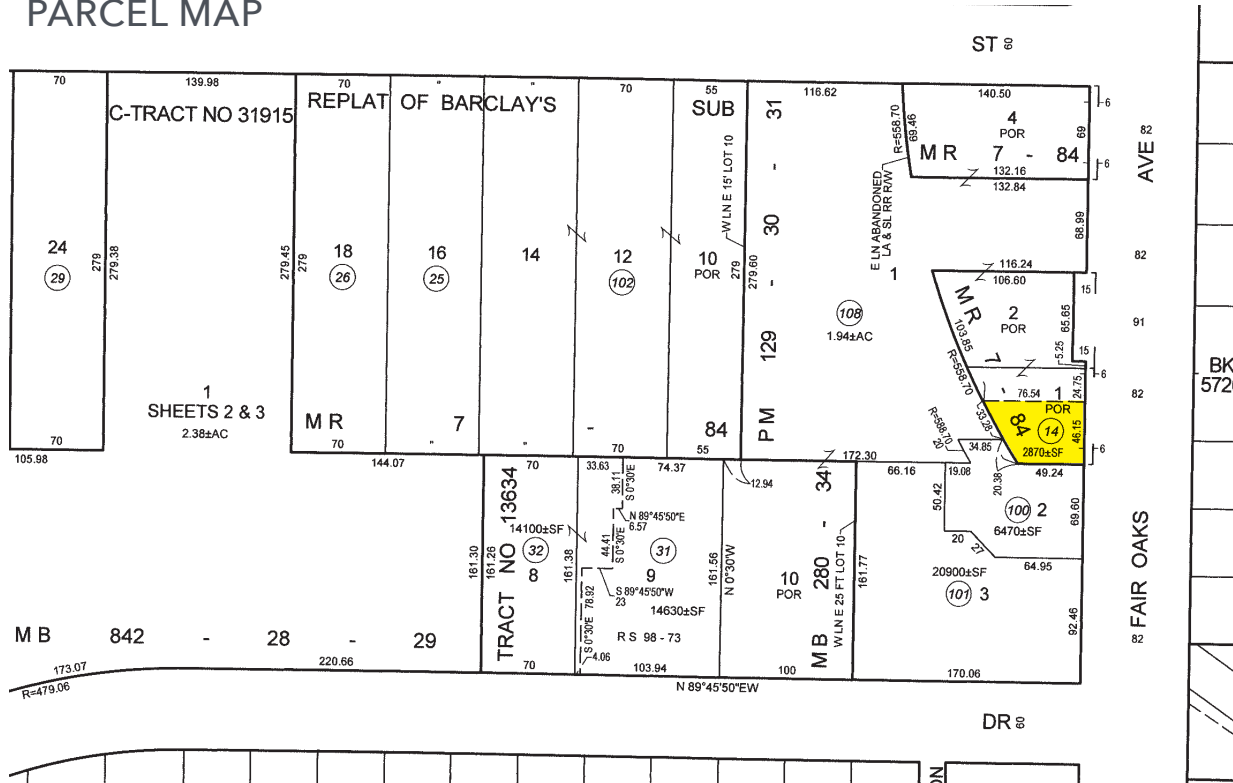


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## LOCATION INFORMATION

### PARCEL MAP



### TRAFFIC COUNT



Street	Cross Street	Distance	Count Year	Count
S Fair Oaks Ave	W Glenarm St	0.08 mi.	2018	32,203

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### 2021 DEMOGRAPHICS

#### POPULATION



01 MILE	23,818
03 MILES	231,086
05 MILES	598,479

#### AVG. HOUSEHOLD INCOME



01 MILE	\$127,354
03 MILES	\$114,849
05 MILES	\$110,139

#### DAYTIME EMPLOYEES



01 MILE	17,960
03 MILES	124,808
05 MILES	242,180

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